DEVELOPMENT REVIEW COMMITTEE (DRC)

Following are the minutes from the City of Las Cruces Development Review Committee Meeting held Wednesday, November 3, 2021, at 9:00 a.m. in Room 1158.

DRC PRESENT:  
David Weir, Chief Planning Administrator  
Mark Dubbin, Fire Department  
Rocio Nasir, Senior Engineer, Utilities  
Mike Kinney, Project Manager, Community Development

STAFF PRESENT:  
John Castillo, Permit Tech, Community Development  
Robert Messenger, Active Transportation Coordinator  
Becky Baum, Recording Secretary, RC Creations, LLC

OTHER PRESENT:  
Paul Pompeo, Souder Miller  
Mike Johnson, Souder Miller

I. CALL TO ORDER (9:02 a.m.)
Weir: We're going to go ahead and call the meeting of the DRC to order, 9:01.

II. APPROVAL OF MINUTES – October 20, 2021
Weir: First order of business is approval of minutes from October 20, 2021. Do I have a motion to approve? M
Kinney: Motion.
Weir: Motioned by Mike. Do I have a second?
Dubbin: Second.
Weir: Okay. All those in favor?

MOTION PASSES UNANIMOUSLY.

Weir: All those opposed. Okay, minutes are approved. That's the first for a while.

III. OLD BUSINESS - None.

Weir: Old business, we have none.

IV. NEW BUSINESS

1. Case 21CS0500097: Tierra Del Sol Subdivision
• A request for approval of a Preliminary Plat known as Tierra Del Sol Subdivision.
• The proposed subdivision encompasses 6.09 + acres, is zoned R-1aC (Single-Family Medium Density-Conditional), is located at the northwest corner of Central Road and Mesa Drive.
• The preliminary plat proposes 18 single-family residential lots.
• Submitted by Souder Miller and Associates, representative.

Weir: We have one item on new business. It is the Tierra Del Sol Subdivision. John, do you want to introduce this and give your recommendation?

Castillo: Yes. So this is the Tierra Del Sol Subdivision. Today we are doing a request for approval of a preliminary plat known as Tierra Del Sol Subdivision. This property encompasses 6.09 acres. It is currently zoned R-1aC, which is single-family medium density with a condition. It's also located at the northwest corner of Central Road and Mesa Drive. The preliminary plan proposes 18 single-family residential lots and it's going to dedicate approximately two acres for a park. This was submitted by Souder Miller and Associates, as the representative on behalf of Terra Del Sol Housing Corporation.

Weir: Okay. Mr. Pompeo, Mr. Johnson. Anything you want to add?

Pompeo: Thank you. Once again it's an 18 lot subdivision, also has a slightly over two acre tract so we meet the City standard for the minimum park size.

Messenger: This?

Pompeo: Yes, it's this whole piece right here.


Pompeo: Other than that, pretty straightforward subdivision design. There is one element here that I'd like to discuss with, is we do have a stem street that's less than 125 feet, so we don't have to have a turnaround on it. Pursuant to some past subdivisions that we've done in the City because due to the minimum traffic on here, there is a 40 foot right-of-way cross section in the design standards. We're currently showing that at 40 feet right now, just because it's just a short stem with four lots on it. I think that review comment had come up by a couple of the staff members, so I just wanted to make sure that we've discussed that and seeing if that is acceptable to the City.

Weir: John, I know you had some discussion on that, right.

Castillo: Yes. Well it's just more clarification as to why it went from 50 to 40. But you've explained that for me. The other thing that I wanted to discuss too
was just the possible you know ending in the cul-de-sac or possible bulb/hammerhead configuration.

Pompeo: Well, we have it at 40. I mean I can take it to 50 if we have to. We have the lot depths there, it's just additional paving. And the only reason we've done this, and we've done it in several other subdivisions in town is just - my understanding and Mark for the Fire I guess you can correct me if I'm wrong, is if this stem is less than 125 foot of depth then we don't have to have the turnaround.

Dubbin: That is correct. It is in compliance with the Fire Code.

Pompeo: So the only other reason we were shying away from any kind of bulb or turnaround is its additional payment and the Utilities, now the gas is looping through the cul-de-sac rather than just a straight line cap. So there's straight line utilities seems to work out better. So we'd like to leave the stem if we could.

Weir: Mr. Kinney. You have any comment or insights?

Kinney: Is that street going to connect a Mesa Drive?

Johnson: No.

Pompeo: No it is not.

Kinney: It's going to be a dead end.

Pompeo: Yes.

Kinney: Okay. And then the additional right-of-way.

Johnson: Well that was what we were going to talk about.

Kinney: There along Mesa Drive.

Pompeo: Yes. We are dedicating an additional 17 and a half foot of additional right-of-way along Mesa Drive for additional right-of-way dedication.

Johnson: Not for either one of these.

Pompeo: Right. We are granting, there is a 25 foot right-of-way easement on Skylark to the north and we are dedicating the additional 25 foot so give that a 50 foot total for that road. We are not dedicating any additional right-of-way on Central Avenue.
Weir: And that's paved and build out, Central.

Johnson: Right.

Pompeo: Yes.

Johnson: It's already been.

Kinney: We'll contingent on what the development code, as I said sit here off the top of my head I don't know if a cul-de-sac is actually going to, like how it is a requirement. If considering that it doesn't say that you have to have it then I'd be fine with it.

Castillo: So I know in the design standards it talks about hammerheads and cul-de-sacs as being used for the end of roadways. I couldn't find anything in there that says that it's a requirement for it to end that way. I don't know if you were able to find anything Mike. Because I also know that Hector also made that comment in regards to the 40 foot right-of-way and it not meeting the requirements as far as lot size minimums and those kinds of design standards.

Pompeo: I do disclose that the allowance for the 40 foot right-of-way just so we're all clear is, In the design standards it talks about the increased number of off street parking spaces. So if it's of concern we can take that to the 50 on that street section there. As far as the cul-de-sac, bulb, or hammerhead requirements, I know that those are requirements for turnarounds. The only place that I'm aware of where it plainly dictates that is based off of the Fire Code, like Mark had indicated after the 125 feet in the Fire Code we have to have a turnaround. And then I know the design standards speak to maximum length of (inaudible). And then I believe on the hammerheads I think it's limited to 250 foot total depth and it minimizes the number of lots that are on a road that utilizes hammerheads. The last one we did was in Sonoma Ranch North Phase 3, there's one hammerhead in there, but it's limited to I think 250 foot overall depth.

Weir: And the depth on that is this is?

Pompeo: This is 120 feet.

Weir: And you're taking the right-of-way all the way to the property line.

Pompeo: Well, no, we're eliminating the street. So the right-of-way between Mesa Grande Drive and the internal road, there is not a connection there. There is utility easement there to get through. But we're not proposing right-of-way through there so that there's no chance it can be ever opened up as a street.
Weir: Ms. Nasir. Did I say that right?

Nasir: Yes.

Weir: Any comments from Utilities?

Nasir: The only comment that we have is that the master utility plan was not turned in, but it's my understanding that Meei Montoya is working with Mike Johnson on the utility master plan. So other than that we're good. And I know that this is not approved as far as the review, so we're looking at that review before we approve it.

Johnson: We should have that by the end of the week. We've got to have a rough draft under there.

Weir: So in theory maybe you have a conditional approval.

Nasir: Yes.

Weir: Of the master utility plan.

Nasir: Yes. As far as utilities is concerned, the layout we're comfortable with, we just need to look at the master utility plan.

Weir: Back to the street. Are there any operational issues for any of the departments, the way it's designed?

Kinney: Just one question about the stem road, does that give you enough room for your trash truck?

Nasir: Well and that was my next, because I don't know if Meei has seen this to be 40 feet instead of the 50 feet.

Pompeo: Well, if the concern is that width I mean we can go ahead and just alleviate that concern by just making it the 50 feet. We'll just run it out at 50 feet. Because I noticed on the utility plan, I think that's going to probably serve you better because I can then take out one of these manholes that in this alignment so it'd just be a straight shot. So eliminate one of the manholes.

Nasir: Yes. And because I know our trash trucks, they do back.

Pompeo: I had to show them that the trucks did have an R.
Nasir: Yes. And that's what I'm saying. Because it'll be just one or two containers at the end of it which it will be the two houses at the end, because the other two can do it.

Pompeo: Right. They can come in here.

Weir: So Mr. Pompeo.

Johnson: Probably be right there, right.

Nasir: Yes.

Weir: So you're agreed to widen that to 50 feet.

Pompeo: Right. We'll widen it to 50 feet so there's no concerns with trash, solid waste, and there's no concerns with utility operations as far as having that extra manhole there.

Weir: Okay.

Pompeo: So we'll just put it in 50 feet.

Kinney: As far as drainage is concerned on the preliminary plat, didn't see a master drainage report.

Pompeo: We'll have that. Mike and I are finishing up. We're going to have a centralized ponding area here, not part of the park. So it'll be down in this area here, but we'll split it out as a separate tract of land. So we're going to have one regional ponding area for the site. And it will not encroach in the two acre minimum of the park. So make sure I'm clear about that.

Kinney: And also for traffic, I made some red lines on the previous plan about the clear sight triangle.

Pompeo: Yes. And I believe we've added all those in on the different tracts that you had added those.

Weir: So what I hear is that if there's a recommendation for approval, they'll have to be conditioned on approval of the master utility plan, widening of that hammerhead 50 feet of right-of-way, and the plat being modified to provide a tract for overall drainage. Is that correct?

Nasir: Did I hear correctly hammerhead, are you guys putting a …

Pompeo: No, no we'll just stamp, well add the stamp.
Weir: Okay, excuse me.

Messenger: I've got a couple of comments. This is the first time I've seen this so apologies if some of these have already been covered. But Central Road I believe is already built out, correct. So there's curb and gutter, sidewalk on both sides.

Pompeo: Yes.

Messenger: Will you be doing any, I don't know if there are any improvements on Skylark Lane, so will you be doing like a sidewalk on your side of that or what's the plan for Skylark?

Johnson: (inaudible) to the street. Right there.

Pompeo: Just this piece right here.

Messenger: Okay. So this is not going to get a sidewalk here.

Pompeo: No sir.

Messenger: And then the other question and kind of area of concerns, when you look at this other surroundings around here and maybe people are happy with it, but it seems that it's pretty common where there's areas where there aren't any sidewalks along some of these roads that it just becomes kind of like a dirt parking space for people. What are the plans for this tract? Is that actually going to have any kind of landscaping or sidewalk or? I'm just kind of curious as to what that's going to look like there.

Pompeo: Well based on this Tierra Del Sol, because this is a Terra Del Sol application, so there not based on the monetary limitations and considerations for that organization, they're not proposing any improvements other than the roadway into Skylark. They're not proposing any improvements along Mesa Drive. So it will just be additional dedicated right-of-way and that's it.

Messenger: Okay. So it's possible that people may use that as kind of a parking space.

Pompeo: Well we're having, and I don't know, I believe it's noted on the plat but there's no legal lot access off of Mesa Drive onto these lots, nor is there legal access from Central Road into these lots on this side.

Messenger: So this will just be like a wall.

Pompeo: It'll be a wall and this will be a wall now. Now people though will try it. And they'll put a gate in. But it'll be up to the City to make sure that they don't,
because these are two collector roadways, so we can't have direct lot access to these two roads per code.

Messenger: Okay. So all of your driveways and everything are just going to front onto Tierra Escondida.

Pompeo: Yes. They're all going to be internal. Yes.

Messenger: And then the other question, I know I'm not, but I'm just kind of curious as to you know like the utility, the trash trucks are they going to basically, will this kind of serve as a quasi hammerhead? I mean will they go down here and then they'll just have to back up and come back around, is that how that's going to work for trash?

Pompeo: Well, I'm thinking that they will come in this way, they'll come all the way down grab this side, and then they'll go out and come out this way.

Messenger: Okay.

Pompeo: We'll see how that works.

Messenger: Good think they have like those loud noises when they're doing, when they're backing up, as goofy as that sounds.

Weir: And the Building Code requires that sidewalks adjacent to individual lots be built.

Pompeo: Right.

Weir: So when those houses will be built the sidewalk will be.

Pompeo: All this.

Weir: Well no I'm talking about Mesa.

Pompeo: On Mesa, yes.

Nasir: Along Mesa and along Central.

Pompeo: I think the sidewalk is along Central.

Messenger: So you will be building the sidewalks on the west side of Mesa.

Pompeo: Right. Well, that's code requirements.

Johnson: Yes that'll be part of the building permit for the homes.
Kinney: You mentioned that you're not going to have any improvements of Skylark Lane to the south.

Pompeo: Not from (inaudible). There's an asphaltic surface there that's on this edge that services these four lots. We're going to build this road up to here, up to this curb return, and then that'll be the terminus of our improvements.

Castillo: So, Mike speaking with Natalie Green, this is a City sponsored affordable housing project. So this had been previously brought up between either department directors with Natalie in regards to possibly building out Skylark completely as a City funded project. In regards to where Tierra Del Sol would just have to build their portion of Mesa drive.

Kinney: Mesa Drive and then the stem portion on Skylark.

Castillo: Yes, correct.

Kinney: Okay. I would (inaudible) we would primarily address it.

Pompeo: Well, I mean when we come in with the construction drawings I guess that we can. Because I think it needs to be memorialized in the record as to who's agreed to build what and if not, when, and if not, who. All those kind of things.

Weir: I would recommend that as part of DRC recommendation today that we include that portion that Tierra Del Sol is going to build.

Pompeo: Okay.

Weir: Next for those (inaudible).

Pompeo: This one here.

Weir: Yes.

Pompeo: Okay.

Weir: Any other comments from DRC members? Anything else Souder Miller would like to add?

Pompeo: No, I think that's it. I think we covered it all.

Weir: Well, I'll entertain a motion on this preliminary plat.
Kinney: I'll make that motion to approve with all the contingencies, was contingent upon the verification of a cul-de-sac at the end of that stem road, there is not a requirement from the development code.

Weir: Did you want to include the approval of the master utility plan and provide it on the plat the tract for drainage? And that I don't know what the distance of Skywalk improvements would be, but those two lots to the north.

Kinney: Also contingent yes on that, the master drainage plan revisions. I guess you will be doing one more revision.

Pompeo: Well, we'll be resubmitting. I mean we need to submit for the drainage and we need to submit for the utilities. So we'll be going through another supplemental before we get to the Planning and Zoning. Yes.

Johnson: We're still on track for P&Z?

Weir: Yes.

Pompeo: So yes, we'll get that in before, we'll get all of this in before the end of the week Dave so that way staff will have enough time to do a review. And then if there's any, if we have any question, if there's still any outstanding little things that are happening after that we can make those adjustments so that we can go to the P&Z with a clean recommendation.

Nasir: Are you going to tell us what the distance is so can?

Pompeo: Yes. I had to get my handy dandy scale out.

Nasir: Thank you.

Pompeo: So if we go to the end of the curb return from the existing right-of-way line on Mesa Grande on the west side is approximately 170 feet plus/minus. So that's like from the right existing right-of-way line to that curvature right there. So we'd have to build to the curb return.

Johnson: Half section or the whole road? Just this half, right?

Pompeo: No. We have to build the whole.

Johnson: This one. Okay.

Pompeo: Well I don't thing, we don't have to put sidewalks on the other side. We have to put the curb and gutter on both sides, on the sidewalk on this side.

Weir: So that's all in the motion for approval?
Kinney: Yes.

Weir: Could I have a second?

Pompeo: All of that.

Weir: That's a real technical term.

Dubbin: I'll second.

Weir: Okay. So I have a motion in a second with conditions for approval of preliminary plat, a recommendation to the Planning and Zoning Commission. I'll go ahead and call departments. Community Development, John.

Castillo: Yes.

Weir: Fire Department.

Dubbin: Yes.

Weir: Mike, represent Public Works.

Kinney: Yes.


Nasir: Yes.

Weir: Okay. By four/zero/one the preliminary plat has been recommended for approval. I believe it's been scheduled for the November P&Z.

Castillo: That is correct.

Weir: Okay. And so you submit the and get approvals we'll be all online with that.

Pompeo: All right.

Weir: That was our one item of business today.

V. ADJOURNMENT (09:22 a.m.)

Weir: If there's nothing else the committee wants to discuss, I'll accept a motion to adjourn.
Nasir: So moved.

Weir: Second?

Dubbin: Second.

Weir: All those in favor?

MOTION PASSES UNANIMOUSLY.

Chairperson